QUITCLAIM DEED

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

LF-QCD-22-801

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 2022

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 895990 DEEDQC
07/29/2022 11:56:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220729-0086637

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Joann Bostic, Widowed	**NEW OWNER**	
(NAME)	(NAME)	**08207053000**
801 Joseph Ave,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~JOANN BOSTIC AND~~ **PHYLLIS CHERVETTE CROSS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOANN BOSTIC, WIDOWED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 43 ON THE PLAN OF NASHVILLE HOUSING AUTHORITY SUBDIVISION, #1 OF RECORD IN BOOK 3700, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 43 BEGINNING A POINT IN THE EASTERLY MARGIN OF JOSEPH AVENUE, AT THE COMMON DIVIDING LINE BETWEEN LOTS NOS. 42 & 43; THENCE EASTERLY ALONG SAID DIVIDING LINE 135.7 FEET TO A 20 FOOT ALLEY THENCE SOUTHERLY ALONG THE WESTERLY MARGIN OF SAID ALLEY 46.4 FEET TO A POINT; THENCE AROUND A CURVE 31.6 FEET TO A POINT IN THE NORTHERLY MARGIN OF HANCOCK STREET; THENCE WESTERLY ALONG THE NORTHERLY MARGIN OF SAID STREET 90.8 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE A DISTANCE OF 38.69 FEET TO A POINT IN THE EASTERLY MARGIN OF JOSEPH AVENUE; THENCE NORTHERLY ALONG THE EASTERLY MARGIN OF JOSEPH AVENUE 40.3 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Joann Bostic and Phyllis Chervette Cross by Quitclaim Deed dated November 17, 2020 and recorded November 20, 2020 of record in Instrument Number 20201120-0136679, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **801 Joseph Ave, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 22 day of July 2022

Phyllis Chervette Cross

Phyllis Chervette Cross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHYLLIS CHERVETTE CROSS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025